

BADGERS RETREAT, LEAMINGTON SPA CV31 1AH



A TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT LOCATED IN A NEW DEVELOPMENT.

- Modern Apartment
- Breakfast Kitchen
- Living Room with Juliette Balcony
 - Two Double Bedrooms
 - Allocated Parking
- Available 31st January 2024
 - Restrictions: No pets.
- Current EPC Rating: 83 (B)
- **VIEWING RECOMMENDED**

2 BEDROOMS

£850 PCM

A modern, TWO bedroom second floor apartment on the popular Millpool Meadow estate in Sydenham. The property benefits from two double bedrooms and gas central heating.

The property is located approximately one mile South East of Leamington Spa town centre and has easy access to local amenities including a large Asda store in nearby Sydenham. There is also good links to the M40/M42.

AVAILABLE End January 2024

Communal Entrance

Two flights of stairs to the second (top) floor.

Private Entrance Hall

Private entrance door leading to entrance hall with security entrance telephone, gas central heating radiator. Also access to loft and door to storage area. Doors leading to all rooms.

Bathroom

With laminate flooring, low level WC, wash hand basin, mirror to wall, double glazed obscure window to side elevation, bath with shower over, tiled to walls, extractor, light fitting to ceiling, central heating radiator and shaver point to wall.

Bedroom One 12'6" x 8'5" (3.81 x 2.57)

Juliette balcony doors to rear elevation with full length thermal black-out curtains, TV and Internet points, gas central heating radiator and light point to ceiling.

Bedroom Two 10'11" x 9'4" (3.33 x 2.84)

Double glazed window to front elevation with roller blind, TV point, Internet point, light point to ceiling and gas central heating radiator.

Living Room 13'8" x 9'5" (4.17 x 2.87)

New laminate flooring, gas central heating radiator, satellite TV point, Internet point, light point to ceiling and Juliette balcony doors to rear elevation with full length thermal black-out curtains. Open plan archway leading into:

Breakfast Kitchen 11'3" x 10'9" (3.43 x 3.28)

With hardwood flooring, double glazed window to rear elevation, gas central heating radiator, sink with drainer, Ideal Isar boiler, gas hob, single integrated oven with extractor hood over, washer dryer, tall fridge freezer, fitted with an attractive range of units and spot lights to ceiling.

Outside

There is one allocated parking space bearing the number 20 in the parking area to the front of the building.

Tax Band

Council Tax Band "B" from Warwick District Council.

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

